

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:				PJs in State:	8		
% of Funds Committed	94.25 %	97.33 %	7	97.21 %	27	27	
% of Funds Disbursed	85.75 %	91.20 %	7	90.53 %	29	24	
Leveraging Ratio for Rental Activities	1.24	1.51	3	4.97	5	17	
% of Completed Rental Disbursements to All Rental Commitments***	82.81 %	86.25 %	7	85.01 %	25	19	
% of Completed CHDO Disbursements to All CHDO Reservations***	78.74 %	79.41 %	5	73.71 %	64	53	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.14 %	63.63 %	4	81.48 %	63	49	
% of 0-30% AMI Renters to All Renters***	58.31 %	43.52 %	4	45.54 %	86	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.02 %	70.87 %	5	96.14 %	29	26	
Overall Ranking:				In State:	3 / 8	Nationally:	36
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,671	\$15,152		\$28,248	662	Units	18.20 %
Homebuyer Unit	\$11,189	\$12,894		\$15,487	1,755	Units	48.30 %
Homeowner-Rehab Unit	\$24,433	\$25,465		\$0	793	Units	21.80 %
TBRA Unit	\$10,587	\$10,488		\$3,211	422	Units	11.60 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Memphis TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$38,866	\$39,204	\$28,646
State:*	\$40,469	\$74,227	\$33,297
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 4.4 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.83

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	8.7	5.7	1.5	17.9	Single/Non-Elderly:	56.1	22.8	14.4	12.7
Black/African American:	90.9	90.5	98.2	82.1	Elderly:	15.3	33.7	63.1	2.4
Asian:	0.0	0.1	0.0	0.0	Related/Single Parent:	14.5	27.8	15.5	42.9
American Indian/Alaska Native:	0.2	0.1	0.0	0.0	Related/Two Parent:	1.3	8.5	5.9	0.5
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	12.9	2.9	0.3	41.5
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.1	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.1	0.0	0.0					
Asian/Pacific Islander:	0.0	0.2	0.0	0.0					
ETHNICITY:									
Hispanic	0.2	0.5	0.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	52.5	18.7	41.2	52.4	Section 8:	20.8	0.7 [#]		
2 Persons:	30.4	43.5	28.8	15.1	HOME TBRA:	7.8			
3 Persons:	9.9	18.1	14.2	19.3	Other:	32.6			
4 Persons:	3.3	9.5	6.8	6.1	No Assistance:	38.8			
5 Persons:	2.5	5.0	4.5	2.8					
6 Persons:	1.1	1.7	1.8	1.4					
7 Persons:	0.2	0.5	1.0	2.8					
8 or more Persons:	0.2	0.2	1.5	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			242	

* The State average includes all local and the State PJs within that state

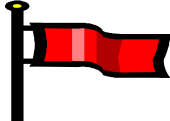
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Memphis State: TN Group Rank: 36
 (Percentile)
 State Rank: 3 / 8 PJs Overall Rank: 0
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	82.81	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	78.74	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.14	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	95.02	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	2.52	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

